



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: February 20, 2015
To: Holly Phipps, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2014-00085, Marsden MUP, Monterey Rd, Paso Robles, APN 027-321-033**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. The applicant must coordinate with County Public Works and Caltrans prior to submitting the required traffic engineer's letter/report in accordance with the Land Use Ordinance (22.94.082). The report should be expanded to include roadway and intersection safety, delay, Line of sight and recommended mitigation measures.
2. The proposed project is within an area with possible severe drainage problems. A drainage plan is required to be prepared by a registered civil engineer and it will be submitted and reviewed at this time by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete engineered drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

June 29, 2015

County of San Luis Obispo
Department of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

Subject: DRC2014-00085 (Marsden)

Ms. Phipps,

I have reviewed the New Project Referral, building plans and recently provided information relative to the fire sprinkler system/water storage tank(s) submitted for the request to construct an approximate 31,000 square foot commercial warehouse storage building located at 6390 Monterey Road near Paso Robles, CA. The project site is located within a **"HIGH"** Fire Hazard Severity Zone with an approximate 10-15 minute response time from the nearest CAL FIRE/County Fire station. The project and applicant shall comply with all standards referenced within the 2013 CA. Building Code (C.B.C), the 2013 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

Concerns:

The cumulative effects of increased large scale commercial operations within areas such as this continue to place significant challenges upon the ability of CAL FIRE/County Fire to provide effective and efficient services within rural areas.

The nearest CAL FIRE/County Fire Station (#30-Paso Robles) is located at 2510 Ramada Drive near Paso Robles, CA. This station has an approximate 8.5 mile vehicular travel distance to the site.

The following are requirements that must be satisfied prior to occupancy being granted.

- A commercial fire sprinkler system meeting the design criteria and requirements of N.F.P.A 13 (National Fire Protection Association) is required to be installed within the proposed commercial warehouse storage building. Due to the building size, intended use, and overall height, an appropriately designed and installed firefighting standpipe system shall be required.
- The recently submitted Fire Sprinkler System Review (John J. Domke – 6/10/15) and fire sprinkler system calculations/fire pump details (A & B Fire Protection & Safety – 4/30/15), are not complete and shall **not** be considered as meeting the requirements of the comprehensive written Technical Analysis/Report.

- A Registered Fire Protection Engineer (F.P.E.) is required to design the commercial fire sprinkler system, standpipe system, water storage system, underground piping, fire hydrants and fire pump for the proposed project. Three sets of plans and calculations shall be provided to the County Fire department for review and approval.
- **A Registered Fire Protection Engineer must provide a comprehensive written Technical Analysis/Report of the proposed commercial warehouse storage building project. This comprehensive written Technical Analysis/Report shall provide detailed information about the existing and proposed water storage tank(s), fire pump, underground piping, fire hydrants, standpipe system, structure setbacks, building occupancy classification, site/roof access and any other relative fire/life safety matters. The written Technical Analysis/Report must approve of the existing (if utilized) water storage tank(s) as meeting all relative minimum standards. The Registered Fire Protection Engineer must state in writing that the proposed water storage system (including the existing water storage tanks if utilized) meets all relative minimum standards for providing water held in storage intended to be utilized for fire suppression purposes relative to this specific type of project as proposed.**
- **A Registered Civil Engineer must provide a thorough written Technical Analysis/Report approving of the existing (if utilized) and proposed water storage tanks.**
- **SETBACK(S)** – The San Luis Obispo County Department of Planning & Building must provide prior approval of the proposed property line setback(s).
- **ALARMS/DETECTION** – The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within N.F.P.A. 72 and 13. A properly designed and installed heat/smoke detection shall be required. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms.
- **ACCESS** - The existing vehicular access and proposed commercial fire lane(s) must meet all relative minimum standards for the currently proposed project.
- **DEFENSIBLE SPACE** (vegetation clearance) – Current conditions must meet all relative minimum standards for providing defensible space from the adverse effects of wildland fires.
- **ADDRESSING** – All address numbering must meet commercial standards.
- **GATE(S)** – The existing and/or proposed gates must meet all relative minimum standards for width, emergency access and setback from the San Luis Obispo County maintained access road.

Stairway Access to Roof

New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

Given the design of the proposed commercial warehouse storage building, the intended use of the structure and the firefighting challenges encountered due to the requested property line setback(s), the Registered Fire Protection Engineer shall determine how to adequately address roof access. Final approval of options relative to roof access shall be granted by CAL FIRE/County Fire.

Commercial Access Road(s)**Grade and Design**

The grade for all roads, streets, private lands and driveways shall not exceed 16% unless previously approved by Fire Code Official. Design criteria shall be in accordance with San Luis Obispo County Public Works - Public Improvement Standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified within the San Luis Obispo County Public Improvement Standards, Specifications and Drawings.

Road Width and Signage

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the roadway that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all-weather non-skid paved surface.
- All roads must be able to support fire apparatus.
- Vertical clearance of 13'6" is required.
- Fuel modification of 10 feet on either side of roadway must be maintained.
- An approved traffic plan shall be provided to the fire code official.
- Interior commercial roads shall be named and provided with approved street signs.
- One way interior roads shall be labeled indicating direction of travel.

Emergency Access Knox Keys and/or Gate Switches**Structural Access Requirements**

All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244, extension 3490.

Gate Access Requirements

- Must be setback a minimum of 30 feet from the SLO County maintained road.
- Must automatically open with no special knowledge to exit.
- Must have a KNOX key box or switch for fire department access. Call the Fire Prevention Bureau for an order form at (805)543-4244, extension 3490.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- A turnaround may be required at gate(s).

Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire evacuation plans. Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where *approved*, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for *persons* unable to use the general *means of egress* unassisted.
4. Procedures for accounting for employees and occupants after evacuation has been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.

6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire safety plans. Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.5. Areas of refuge.
 - 4.6. Exterior areas for assisted rescue.
 - 4.7. Manual fire alarm boxes.
 - 4.8. Portable fire extinguishers.
 - 4.9. Occupant-use hose stations.
 - 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Portable Fire Extinguishers

Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. CCR Title 19 Division 1.

Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Notes:

CAL FIRE/San Luis Obispo County Fire Department has significant concerns regarding the applicant's desire to utilize the existing water storage tanks at this site. It is highly unlikely the existing tanks were designed and placed in a manner that would meet current requirements for providing necessary water storage intended for fire suppression system(s) within a commercial structure of this type and intended use.

A Registered Fire Protection and Civil Engineer must approve of these existing tanks in writing prior to CAL FIRE/County Fire reviewing the required fire sprinkler system plans. If numerous tanks are proposed, the mechanism to connect these tanks must be approved by a Registered Fire Protection Engineer. CAL FIRE/County Fire shall have final approval authority regarding this matter.

As of the date of this Fire Safety Plan, no proposal, plans, review, calculations or drawings have been approved by CAL FIRE/County Fire.

*As per N.F.P.A. 20 (Installation of Stationary Pumps for Fire Protection) –
Fire pump units that are outdoors shall be located at least 50 ft. away from any buildings and other fire exposures exposing the building.*

The proposed project(s) will require final inspection prior to occupancy. Please contact this office at (805)593-3490 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,



Clinton I. Bullard
Fire Inspector

C: Marsden, Applicant
LHB & Associates, Agent



Re: DRC2014-00085 MARSDEN North County E-Referral, MUP, Paso Robles

Michael Stoker to: Holly Phipps
Cc: Stephen Hicks, Cheryl Journey, Martin Mofield

02/11/2015 12:46 PM

Holly,

Please find the building departments comments for DRC2014-00085 attached below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a 30,800 sq.ft warehouse building. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) Please provide the occupancy classification and Type of Construction for the building / areas on the plans to verify compliance with CBC, including Chapter 3 and 6.
- 2) Is this application for a "Shell Building"? Please specify what is to be stored, manufactured, etc. in the warehouse. MSDS sheets may be required for hazardous material. Energy calc's for refrigerated buildings, etc. More information will be required at time of plan review.
- 3) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7.
- 4) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, etc) shall be shown and detailed on the plans to comply with CBC, including Chapter 7.
- 5) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 6) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 7) The accessibility elements throughout will need to be shown on the plans to comply with CBC, including Chapter 11B.
- 8) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBC and adopted referenced codes.
- 9) A grading permit and SWPPP plan may be required for this project.
- 10) A Stormwater Control Plan will need to be submitted with the permit submittal. Please find more information at:
<http://www.slocounty.ca.gov/planning/drainage/stormwater2014.htm?>

- 11) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the 2013 versions of the California Electrical, Plumbing, and Mechanical Codes.
- 12) Energy Calculations will need to be provided to verify compliance with 2013 California Energy Code.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543



Mail for PL_Referrals Group San Luis Obispo County Planning & Bu... 02/10/2015 01:46:53 PM

From: Mail for PL_Referrals Group
To:
Cc: Holly Phipps/Planning/COSLO@Wings, Donna Hawkins/Planning/COSLO
Date: 02/10/2015 01:46 PM
Subject: DRC2014-00085 MARSDEN North County E-Referral, MUP, Paso Robles
Sent by: Donna Hawkins

San Luis Obispo County
Planning & Building Department

DRC2014-00085 MARSDEN North County E-Referral, MUP, Paso Robles

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Holly Phipps 805-781-1162 or hhipps@co.slo.ca.us.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

Direct link to MARSDEN referral package.

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 2/10/2015

Planner: Holly Phipps

Applicant Name: Marsden

Case Number: DRC2014-00085

Project Description: MUP

APN: 027-321-033

Referral Response:

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

Agencies:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

Community Advisory Groups:

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins
Current Planning Division
dhawkins@co.slo.ca.us
805-788-2009
Fax 805-781-1242